



**CITY OF HOBOKEN**  
**Hoboken Zoning Board of Adjustment**  
**94 Washington Street**  
**Hoboken, New Jersey 07030**

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**DAWN ZIMMER**  
**MAYOR**

**PLEASE TAKE NOTICE** the Zoning Board of Adjustment will hold regular meeting on **Tuesday, November 15, 2016 at 7:00 PM** in the Conference Room (basement) of City Hall at 94 Washington Street, Hoboken, NJ.

A copy of said applications and related documents are on file with and may be inspected by all interested parties in the Planning and Zoning Board Offices at Hoboken City Hall, located at 94 Washington Street, Hoboken, New Jersey 07030, between 9:00 a.m. and 4:00 p.m., Monday through Friday. For additional information or assistance, please contact the Board Secretary, Patricia Carcone, at 201-239-6650 or email pcarcone@hobokennj.gov.

- 1) **Meeting Called to Order**
- 2) **Open Public Meeting Statement**
- 3) **Roll Call and Flag Salute**
- 4) **Resolutions :**

Resolution of Approval 72 Madison Ave, Block 16 Lot 33, HOZ-16-4

- 5) **Administrative Review:**

Review revised roof plans for 610 Hudson Street, Block 217.01 Lot 26, HOZ-15-41

- 6) **Matters Scheduled for Public Hearing:**

**Location : 703 Bloomfield Street**

**Case:** HOZ-16-16

**Block:** 206, Lot 2

**Zone:** R-1

**Applicant:** Heimbuch, Gerald P

**Summary:** Variance review for proposed 372 square foot fourth floor addition to an existing three story single family residence and 62 square foot deck;

**Variances:** Development on a Non-Conforming Lot (lot area, lot depth), Expansion of a Non-Conforming Structure (lot coverage, rear yard, floor-to-floor height), Rear Yard Setback, Upper roof deck setback.

**Attorney:** Nick Cherami, Esq.

**Architect:** Icom Architects, Osvaldo Martinez

**Planner:**

**Location : 1200 Bloomfield Street**

**Case:** HOZ-16-18

**Block:** Block 250, Lot 48

**Zone:** R-1

**Applicant:** USM Asset Trust - Series 2

**Summary:** Variance review for the proposed removal of a portion of a one-story rear addition and to construct a three-story addition to the rear of the building and convert the building to a single family unit;

**Variances:** "C" - Development on a non-conforming lot (lot width, lot area), Expansion of a non-conforming structure (lot coverage, accessory structure setbacks, building

depth, parking), lot coverage, Parking, Rear Yard Impervious Coverage, Side Yard Setback

**Attorney:** James Burke, Esq.

**Architect:** Nastasi Architects

**Planner:** Ken Ochab

**Decision:**

**Next Meeting Date: December 20, 2016**

**Formal Action May Be Taken**

Last Revised 11/14/16

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman; Nick Cherami Esq., Robert Matule Esq., James Burke Esq. , Robert Matule Esq., Ann Sanchez